

Thackeray Avenue Clevedon BS21 7JJ

£425,000

mark**templer**

RESIDENTIAL SALES







**Property Type**

Bungalow - Detached



**How Big**

1001.00 sq ft



**Bedrooms**

3



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

Garage and Driveway



**Outside**

Front, Side and Rear



**EPC Rating**

E



**Council Tax Band**

E



**Construction**

Standard



**Tenure**

Freehold

This detached bungalow presents a fantastic opportunity for those looking to take on a full renovation project in one of Clevedon's most sought-after residential areas. Set within a quiet and established part of Upper Clevedon, the property is offered to the market with no onward chain and provides immense scope to create a stylish and comfortable home.

Inside, the accommodation includes a generous sitting/dining room with dual aspect windows that fill the space with natural light, a separate kitchen, three well-proportioned bedrooms, and a family bathroom. The layout offers flexibility and potential for reconfiguration to suit modern living styles, such as open-plan spaces or extended areas, subject to planning permission.

The bungalow sits on a triangular plot with gardens to the front, side, and rear. These outdoor areas offer great potential for landscaping. An attached garage and a private driveway provide convenient off-road parking.

Perfectly positioned in a peaceful setting, the property is just a short distance from woodland walks and Clevedon Cricket Club, offering a wonderful blend of tranquility and community. This is a rare chance to renovate and add value in a location that continues to be highly admired.





Renovation opportunity in prime Upper Clevedon – detached bungalow with gardens and no onward chain

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.





## Material Information

### VIEWINGS

Please contact the office to find out the next open day appointment for viewing.

### UTILITIES

Mains electric, water and drainage. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

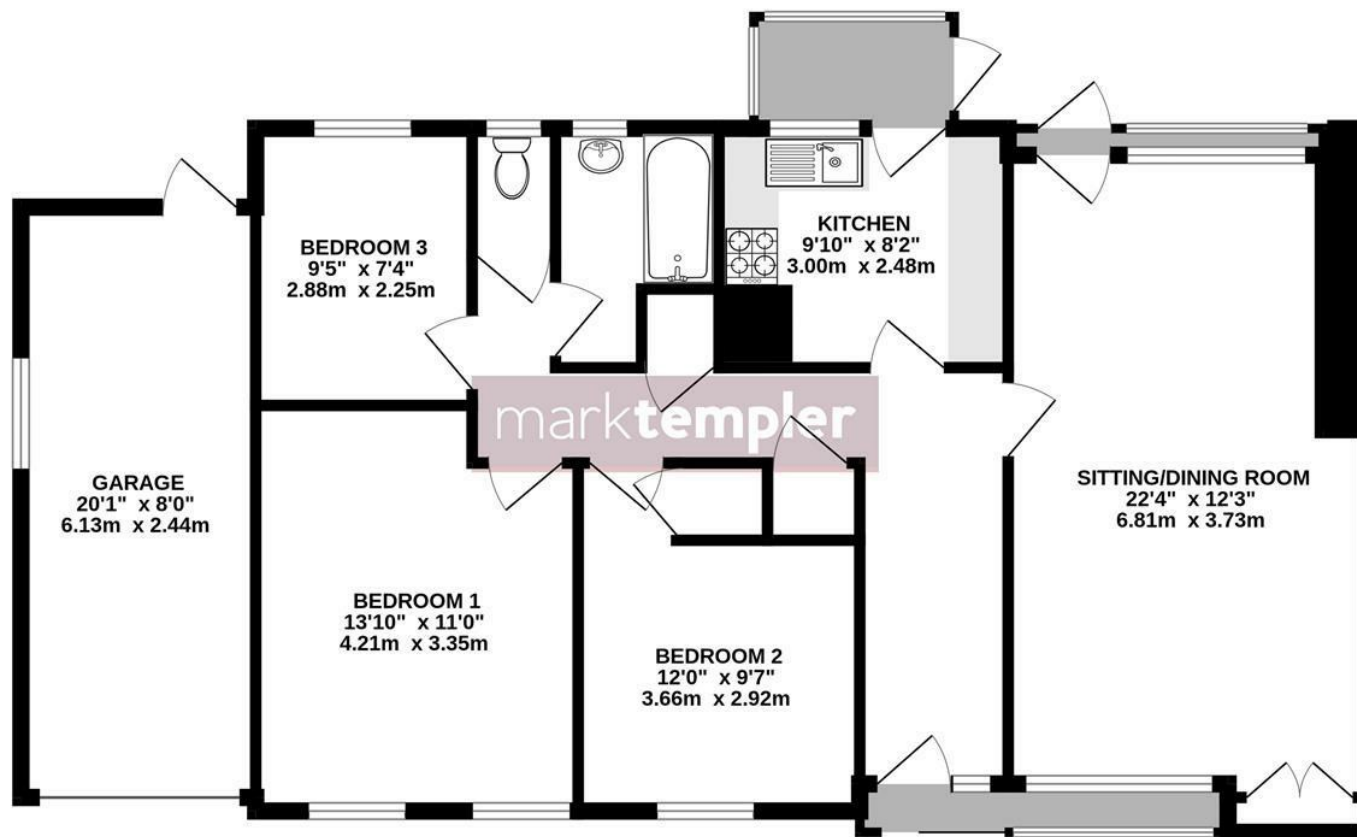
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



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GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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